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Thomas G. Gatzunis, P.E.
Commissioner

Thomas P. Hopkins
Director

www.mass.gov/dps

Board Meeting – January 7, 2013

Floor 21 – Conference Room 1

Present Board Members:

- Myra Berloff, Massachusetts Office on Disability Designee (MB)
- Raymond Glazier, Executive Office on Elder Affairs Designee (RG)
- Gerald LeBlanc, Member (GL)
- Diane McLeod, Acting Chair (DM)
- Mark Trivett, Member (MT)
- Carol Steinberg, Member (CS)
- Walter White, Executive Office of Public Safety Designee (WW)

And

- Thomas Hopkins, Executive Director (TH)

Members Not Present:

- Andrew Bedar

1.) **INCOMING:** THE NORTHERN AVENUE BRIDGE PROJECT, BETWEEN ATLANTIC AVENUE AND SLEEPER STREET, BOSTON (V12-302)

20.9

24.2 slope and rise

24.2.2

24.4

WW – motion to GRANT as proposed

MT – seconded

DM – carried

GRANT: the variances to Sections 20.0, 24.2, 24.2.2, and 24.4 as proposed in the application for the reason that impracticability (see definitions of impracticability in Section 5 of 521 CMR) has been proven in this case on the condition that: 1. the slope of the pedestrian walkway on the western profile does not exceed 5.50%

2. The slope of the pedestrian walkway on the eastern profile does not exceed 6.83%

3. A level landing at the top or midpoint of the pedestrian walkway is provided as stated in the application

4. Handrails in compliance with 521 CMR Section 24 are provided on both sides of the pedestrian walkway

5. Resting areas with benches are provided as stated in the application.

6. A plan showing the accessible solution for the pedestrian walkway from the bridge to the harbor walk which currently

2.) **INCOMING:** THE BOSTON HARBOR HOTEL, 70 ROWES WHARF, BOSTON (V12-310)

Petitioner proposes to replace an existing inclined wheelchair lift.

28.12.4

MB – motion to GRANT as proposed provided it meets with all current code

MT – seconded

DM – carried

GRANT: the variance to Section 28.12.4 as proposed in the application for the reason that impracticability (see definitions of impracticability in Section 5 of 521 CMR) has been proven in this case on the condition that the inclined lift complies in full with 521 CMR Section 28.12.5 and all applicable Sections of 524 and 780 CMR.

3.) **INCOMING:** THE PEABODY INSTITUTE LIBRARY, 82 MAIN STREET, PEABODY (V12-314)

The petitioner has identified 83 different locations that need correction and/or variance relief. The City of Peabody has established a plan to correct 70 of the identified items and seeks relief for 13 items.

MB – motion to GRANT as proposed

WW – seconded

DM – carried

The Board voted to schedule a hearing on the 13 variance requests in your application. Your hearing notice is enclosed.

4.) **INCOMING:** NEW RENTAL APARTMENTS, 319 REAR A STREET, BOSTON (V12-305)

Petitioner seeks relief to allow electrical outlets to be installed in the floor at 27 locations glass curtain wall features are being installed.

9.5.6

MB – motion to GRANT as proposed

MT – seconded

DM – carried

GRANT: the variance to Section 9.5.6 as proposed in the application for the reason that impracticability (see definitions of impracticability in Section 5 of 521 CMR) has been proven in this case.

Ms. Steinberg ENTERED the meeting

5.) **INCOMING:** NEW RENTAL APARTMENTS, 100 PIER 4, 142 NORTHERN AVENUE, BOSTON (V12-306)

Electric outlets being provided at floor level due to glass walls

39.3.1

MB – motion to GRANT as proposed

WW – seconded

DM – carried

MB – motion to GRANT as proposed

WW – seconded

DM – carried

GRANT: the variance to Sections 43.3.2 and 45.4.5 for the reason that impracticability has been proven in this case and on the condition that compliant six and one half (6-1/2") inch sinks are made available upon request and that Condominium documents and/or lease/rental documents reflect that the sinks are available upon request at no charge to the person with a disability.

Control locations in tubs and showers in Group 2A dwelling units

44.6.1e. AND f.

CS – motion to DENY

MB – seconded

DM – carried

DENY: the variance to Sections 44.6.1f and 44.6.2e as proposed in the application for the reason that impracticability (see definitions of impracticability in Section 5 of 521 CMR) has not been proven in this case.

6.) **INCOMING:** 3 UNIT DWELLING UNIT GARAGE UNDER, 169 BOWEN STREET, BOSTON (V12-307)

Petitioner proposes to install a vertical wheelchair lift to provide access to the ground floor Group 1 dwelling unit directly from the garage located below.

28.12.1e

MB – motion to GRANT as proposed

WW – seconded

DM – carried

MB – motion to GRANT as proposed permission to lock although lift may be locked the lift may not be locked

WW – seconded

DM – carried

GRANT: the variance to Section 28.12.1e as proposed in the application for the reason that impracticability (see definitions of impracticability in Section 5 of 521 CMR) has been proven in this case and on the condition that if the lift is equipped with a locking mechanism for security reasons the locking mechanism shall be either a touch pad or swipe card system. No keys are allowed.

Mr. Glazier ENTERED meeting

Mr. LeBlanc ENTERED meeting

7.) **INCOMING:** LIFESONG CHURCH, 65 GILMORE DRIVE, SUTTON (V12-300)

Petitioner seeks relief from having to provide 48" inches of clearance between the handrails. They will provide 46 1/2" inches upon completion of the project.

24.3

MB – motion to GRANT as proposed

MT– seconded

DM – carried

GRANT: the variance to Section 24.3 as proposed in the application for the reason that impracticability (see definitions of impracticability in Section 5 of 521 CMR) has been proven in this case.

8.) **INCOMING:** COMMERCIAL BUILDING, 1738-1752 MASSACHUSETTS AVENUE, LEXINGTON (V12-243)

Petitioner seeks a 12 Month time variance for the installation of an elevator and a vertical wheelchair lift (Section 28.12.1) which will provide vertical access to a new proposed tenant space for a Yoga Studio on the second floor.

28.1

The Board previously GRANTED: the time variance to Section 28.1 as proposed in the application for the reason that impracticability (see definitions of impracticability in Section 5 of 521 CMR) has been proven in this case and on the condition that:

1. The installation of the elevator and the vertical wheelchair lift is completed no later than October 1, 2013
2. The executed contract for both pieces of equipment and a copy of the deposit check must be submitted no later than March 1, 2013
3. The shop drawing for the equipment must be submitted along with a copy of the state permit for the equipment's installation

CS – motion to GRANT as proposed sixty day extension

RG– seconded

DM – carried

On January 7, 2013 the Board voted to GRANT until March 1, 2013 for the items in #2 and #3 to be submitted for review.

9.) **INCOMING:** PILOT TRAVEL CENTER 400 HAYNES STREET, ROUTE 15, STURBRIDGE (V12-311)

30 and 31 for all bathrooms on second floor

Petitioner seeks a variance from having to make the combination toilet/shower rooms on the second floor accessible to persons with disabilities. The petitioner proposes to utilize the first floor unisex toilet room and add a second combination shower/toilet room on the first floor, and both of those areas will fully comply with 521 CMR Section 30 and 31 et seq.

MB – motion to GRANT as proposed for this use only

WW – seconded

DM – carried

GRANT: the variance for Section 30 and 31 for all of the toilet/shower room combinations on the second floor as proposed in the application for the reason that impracticability (see definitions of impracticability in Section 5 of 521 CMR) has been proven in this case on the condition that 2 compliant toilet rooms (one equipped to meet Section 30 and 31, and one equipped to meet Section 30) are provided on the first floor, as shown in the plans submitted with the application for variance.

28.1

MB – motion to GRANT as proposed for this use only

MT – seconded

DM – carried

MT – motion to issue a meeting with building official and engineer

MB – seconded

DM – carried

GRANT: the variance request to Section 28.1 as proposed in the application for the reason that impracticability (see definitions of impracticability in Section 5 of 521 CMR) has been proven in this case.

10.) **INCOMING:** MEMORIAL HOUSE, 317 HOLLIS STREET, FRAMINGHAM (V12-312)

Petitioner seeks relief for a small area in a recently repaved parking lot, where upon measuring, a cross slope of 2.5% was found.

23.7.4

MB – motion to GRANT as proposed

GL – seconded

DM – carried

GRANT: the variance to Section 23.7.4 as proposed in the application for the reason that impracticability (see definitions of impracticability in Section 5 of 521 CMR) has been proven in this case

11.) **INCOMING:** COMMERCIAL TENANT BUILDING, 330 WASHINGTON STREET, BOSTON (V12-304)

The building is four (4) stories with a basement. The 1st floor is currently unoccupied; the 2nd floor is occupied by a salon. The 3rd and 4th floors are unoccupied. The petitioners plan is to have the 2nd floor tenant expand the salon into the 3rd floor. The 4th floor does not have any formal plan at this time and the 1st floor is awaiting a commercial/retail tenant. The 1st floor is accessible at the main entrance via an at grade sidewalk entry. Due to a number of factors, one being that there is approximately 1500 square feet per floor, the owners are seeking relief from having to provide vertical access to the 2nd, 3rd and 4th floors of the building. Any vertical access

28.1

WW – motion to GRANT as proposed

MT – seconded

MB – against

CS – against

RG - against

DM – against, voting to break tie

DM – carried

Ask them to come back for variance vertical wheelchair lift

CS – motion to DENY

MB – seconded

GL – opposed

WW – opposed

MT – opposed

DM - agreed, break tie

DM - carried

DENY: the variance request for Section 28.1 as proposed in the application for the reason that impracticability (see definitions of impracticability in Section 5 of 521 CMA) has not been proven in this case

12.) **INCOMING:** SIDEWALKS AND 9 CURB CUTS, LONGWOOD AVENUE AND BROOKLINE AVENUE, BOSTON (V12-299)

Cross-slopes

Petitioner seeks relief from the cross slope where new work meets the existing sidewalk. Nine locations have been cited in the application as indicated in Question # 7 in the application. Those locations are identified as RAMPS A, B, C, E, F, H, M, N, and O.

22.3.1

Ramp A

WW – motion to GRANT as proposed

MT – seconded

DM – carried

Ramp B

WW – motion to GRANT as proposed

MT – seconded

DM – carried

Ramp C

MT – motion to GRANT as proposed

WW – seconded

DM – carried

Ramp E

WW – motion to GRANT as proposed

MT – seconded

DM – carried

Ramp F

CS – motion to GRANT as proposed

MB – seconded

DM – carried

Ramp H

MB – motion to GRANT as proposed on relief on 2.1

RG – seconded

DM – carried

CS – motion to DENY on 7.0 cross-slopes

MB – seconded

DM – carried

CS – withdraw

MB – withdraw

MB – motion to GRANT 7.0 as proposed

WW – seconded

DM – carried

Ramp M

MT – motion to GRANT as proposed

MB – seconded

DM – carried

Ramp N

RG – motion to GRANT as proposed

MT – seconded

DM – carried

Ramp O

MT – motion to GRANT as proposed

WW – seconded

CS - opposed

DM – carried

GRANT: the variance to Section 22.3.1, for ramp locations identified in question # 7 of the Board's application for variance as "RAMPS A, B, C, E, F, H, M, N, and O" as proposed in the application for the reason that impracticability (see definitions of impracticability in Section 5 of 521 CMR) has been proven in this case

13.) **DISCUSSION:** SIDEWALKS AND CURB CUTS, MASSACHUSETTS AVENUE, BOSTON (V10-084) (NO TAPE RECORDING)

Side walk cross slopes at various locations

22.3.2

MB – motion to GRANT as proposed

MT – seconded

DM - carried

14.) **INCOMING:** THE NEW ENGLAND AQUARIUM, 1 CENTRAL WHARF, BOSTON (V12-303)

Petitioner seeks relief from having to provide the lower handrail on a ramp being constructed at the top level of the giant ocean tank. The petitioner argues that the lower rail allows children to "climb up" which presents a safety hazard.

24.5.2

MB – motion to GRANT as proposed

MT – seconded

DM - carried

GRANT: the variance to Section 24.5.2 as proposed in the application for the reason that impracticability (see definitions of impracticability in Section 5 of 521 CMR) has been proven in this case.

- 15.) **INCOMING:** LIBERTY MUTUAL OFFICE BUILDING, SIDEWALKS AND CURB CUTS, COLUMBUS AVENUE AND STUART STREET, BOSTON (V12-313)

Grade of walkway: Columbus Ave.

22.3

Cross slope of walkway: Columbus Ave and Stuart Street.

22.3.1

WW – motion to GRANT as proposed for all variance requests

MT – seconded

CS - opposed

DM - carried

GRANT: the variances to Sections 22.3, 22.3.1 and 24.1 as proposed in the application for the reason that impracticability (see definitions of impracticability in Section 5 of 521 CMR) has been proven in this case

- 16.) **INCOMING:** HOUSING AUTHORITY, 1 ELM TERRACE, GREENFIELD (V12-271)

Accessible public entrance at existing Community Room rear entrance. Two other entrances are accessible into the first floor of the building.

25.1

Vertical access for multistory buildings at basement level private administration offices.

28.1

On January 7, 2013 the Board received a signed affidavit from John P. Counter, Executive Director of the Greenfield Housing Authority. The affidavit was reviewed by the Board at its meeting held on January 7, 2013.

WW – motion to GRANT as proposed

MB – seconded

DM - carried

GRANT: the variance request to 25.1 as proposed in the application for the reason that impracticability (see definitions of impracticability in Section 5 of 521 CMR) has been proven in this case. In addition, If the housing authority provides an affidavit that states the basement level spaces and toilet rooms on that level are for "employee use only" the variance request to 521 CMR Section 28 and 30 are not required. (Granted on December 17, 2012)

The Board voted to ACCEPT the affidavit as to form and how it was written, and voted that it should be registered with the Franklin District Registry of Deeds, with a copy of the affidavit with book and page number being provided to the Greenfield Building Department for its records and for the AAB and its records within 60 days of receipt of this "Amended Notice of Action".

- 17.) **INCOMING:** BOCH ICE CENTER, 1105 EAST STREET, DEDHAM (V12-309)

Petitioner seeks variance relief to the platform size of a vertical wheelchair lift which will provide access to a mezzanine. The petitioner proposes a platform size of 35" x 52 1/2" inches.

28.12.2b

CS – motion to GRANT as proposed

RG – seconded

DM – carried

GRANT: the variance to Section 28.12.2b as proposed in the application for the reason that impracticability (see definitions of impracticability in Section 5 of 521 CMR) has been proven in this case.

- 18.) **INCOMING:** ST. LOUIS CENTER (SCHOOL CENTER), 223 WEST SIXTH STREET, LOWELL (V12-308)

Petitioner proposes to replace an existing inclined wheelchair lift.

28.12.4

MB – motion to GRANT as proposed

CS – seconded

DM – carried

GRANT: the variance to Section 28.12.4 as proposed in the application for the reason that impracticability (see definitions of impracticability in Section 5 of 521 CMR) has been proven in this case on the condition that the inclined lift complies in full with 521 CMR Section 28.12.5 and all applicable Sections of 524 and 780 CMR.

- 19.) **DISCUSSION:** PRE-SCHOOL SOCIAL ACADEMY, 86 CAMBRIDGE ROAD, WOBURN (V12-283)

28.1

Policy

MB – motion to CONTINUE they need to revise their policy so it provides equal access to all parents (can be is changed to shall be)

CS – seconded

DM – carried

20.) CASES OF THE DAY

- 21.) **HEARING:** WHITFIELD-MANJIRO FRIENDSHIP SOCIETY HOUSE MUSEUM, 11 CHERRY STREET, FAIRHAVEN (V09-025)

Petitioner seeks relief from having to provide vertical access in a proposed "museum" which will depict the Japanese Whaling Industry

Variance requests:

28.1 (vertical access)

Gerald P. Rooney, Whitfield-Manjiro Friendship Society, Inc., President and CEO

Wayne Fostin, Town of Fairhaven, Building Commissioner

***CONFIRM MAIL ALL DOCS to correct address:

Whitfield-Manjiro Friendship Society, Inc 11 Cherry Street, Fairhaven, MA 02719 ATTN: Mr. Gerald P. Rooney - NOT ARCHITECT'S ADDRESS it is old, not working for them anymore

EXHIBIT #1: AAB HEARING PACKET 1-33, submitted by the Petitioner

Historical importance

DVD access in media room in English/Japanese to view entire building

Entire first floor accessible

Ramp access at back of building

Sister city in Japan

Japan Airlines now flying direct into Boston, many visitors to Fairhaven

Most money raised in Japan

Memberships, tour fees for Operations costs

Challenges with fundraising after Tsunami

GL - Handrails needed on both sides of ramp in rear

RG - DVD no closed-captioning, older version

VARIANCE REQUEST:

28.1

CS – motion to GRANT as proposed (1) all advertisement note that DVD available, (2) someone on staff available at all times to work DVD, (3) DVD includes closed-captioning, (4) ramp railings be made compliant, (5) submitted to Board by July 1, 2013

MB – seconded, with condition of ramp may need variance regarding dimensions/handrails

CS – agreed, made compliant width-wise if not compliant

DM – carried

22.) **DISCUSSION:** SLATTERY FUNERAL HOME, 40 PLEASANT STREET, MALBORO (C10-078)

23.3.1, 26.10.1, 26.5, AND 22.4

MB – motion to have SITE visit

GL – seconded

DM - carried

April 15, 2013 all complete everything on list

WW – motion to have staff follow-up via call with update/progress report to Board by March 1, 2013

MB - seconded

DM - carried

23.) **INCOMING:** LONGMEADOW HIGH SCHOOL, 95 GRASSY GUTTER ROW,
LONGFIELD (V12-301)

Petitioner seeks relief for the 18" inch latch pull side for the in swinging single user (unisex) toilet room door.

26.6.3a

MB – motion to GRANT as proposed

MT – seconded

DM – carried

Petitioner seeks relief for the measurement for one toilet located in a locker toilet and shower room area. The measurement from the wall to the centerline of the water closet on the narrow side is 19" inches, instead of the 18" inches required in 521 CMR Section 30.7.2

30.7.2

CS – motion to GRANT as proposed

MT – seconded

DM – carried

GRANT: the variances to Sections 26.6.3a and 30.7.2 as proposed in the application for the reason that impracticability (see definitions of impracticability in Section 5 of 521 CMR) has been proven in this case.

Orchestra pit, lower the pit, access to the orchestra pit

CS – motion to CONTINUE to gather more information ride-ability of orchestra pit/floor versus lift

GL – seconded

DM – carried

CONTINUE: the variance request for Section 29.2.3 for the orchestra pit in the auditorium so that additional information from the Architect of record can be provided regarding the orchestra pit and its uses.

24.) **HEARING:** DEVEREUX SCHOOL PROPERTY, POTENTIAL OFFICE OF ARNI
CASAREALE, LMHC, AND ASSOCIATES, 91 MAPLE AVENUE, RUTLAND (V12-202)

Variance 25.1 (main entrance)

Building owned by Devereux School Properties

Arni Casareale, LMHC (Licensed Mental Health Counselor), Potential Tenant of Building (AC)

EXHIBIT #1: AAB HEARING PACKET 1-16, submitted by the Petitioner

WW - Change in use

Single-family home

Building code treating as single family home

AC - Renovated plumbing, bathroom needs to be completely renovated

Mileage no less than five, no more than ten miles

Spencer office – 3 part-time clinicians, 70 sessions per month

30-35 feet front of building to road, consider building ramp in front across building, depending on slope issues difficult to know for sure without site plan

Shed in back used as storage by landlord (Devereaux) in back necessitates switchback ramp

MB - Need site plan for context

CS – Devereaux?

AC – Own group homes, campus etc... children and adolescents, Rutland campus residential program on main campus, not this location, as children improved, in past, this building was used as transitional home to reintroduce to society

CS – whole space, three clinicians?

AC – yes, to confirm two, possibly third one to do testing in future

RG – demolition kitchen, rework bathroom, will be more than \$10,000

DM – we need a site plan; see alternatives; cost estimate of alternatives

WW – how long lease?

AC – 5years

AC – I'm paying for engineer costs thus far, not Devereux

VARIANCE 25.1

CS – motion to DENY as proposed

MB – seconded

WW – opposed

MT - opposed

DM – carried

WW – consider time variance

AC – feedback for resource regarding plans?

DM – independent living center and AAB staff

WW – use time variance to encourage landlord, building will be in use

25.) **DISCUSSION:** BLANTYRE RESORT, 16 BLANTYRE ROAD, LENOX (V04-102)

Request sixty day extension

Opened wine cellar, change in use

Vertical access to space being opened to the public on the basement level. (Jurisdiction 3.4)

28.1

GL – motion to GRANT as proposed sixty day extension

MT – seconded

DM - carried

26.) **DISCUSSION:** DELUCA’S MARKET, 7-17 CHARLES STREET, BOSTON (V11-232)

On January 3, 2012, Robert Aiello delivered 3 sheet plans that were stamped by Architect Cynthia L. Solarz, Commonwealth of Massachusetts registration #8664 of Roslindale MA. The three plans show only the wine cellar space and the tenant spaces above. The Board, in its previous Notice of Action, dated 12/20/11, requested a set of plans that shows the entire building and labels all of the spaces, the uses of those and what the square footage is for each space. Please forward the requested information no later than February 3, 2012 for the Board to review at its February 6, 2012 meeting

CS – motion to GRANT provided it is 72” by 90” and fulfills all other requirements of under 521 CMR

GL – seconded

DM - carried

27.) **DISCUSSION:** POLISH NATIONAL ALLIANCE (PNA), 13 VICTORY STREET, ADAMS (V11-141)

Stage access for persons with disabilities

14.6

Accessible route (28.1 vertical access between lower level and first floor)

20.1

Request six month extension

MT – motion to GRANT as proposed until July, 1, 2013

GL – seconded

DM - carried

28.) **ELECTION OF NEW CHAIRMAN**

Nominate WW

Motion to Vote for WW

GL – I

MT- I
MB – I
DM – I
CS - I
RG – I
Unanimous
DM – Confirmed WW New Chair

- 29.) **HEARING:** OXFORD MIDDLE SCHOOL, 497 MAIN STREET, OXFORD (V12-233)
Variance 35 requests

Jason Knutson, CGKV Architecture, Inc. Architect (JK)
Allen Himmelberger, Oxford Public Schools, Superintendent of Schools (AH)

EXHIBIT #1: AAB HEARING PACKET 1-52, submitted by the Petitioner
EXHIBIT #2: PREVIOUS GRADUATE OF OXFORD HIGH SCHOOL, Ph.D.

AH – request to lift moratorium on building order hold permits *see AAB 5*

CS – motion to REMOVE restriction on any building permits being issued
DM – seconded
WW – carried

AH - Originally high school from 1968 until recently, now used as a middle school
SBA allowed a grant to match town's collected resources – SBA grant only covers energy efficient areas
Left out one very large piece – 521 CMR – request forbearance of Board, stand corrected, issue now addressed and going forward will be addressed
Students with disabilities, hosts special Olympics, outstanding for all grades, well regarded in state working with autistic students, other school districts visit to see this in action
Four years as superintendent of schools
Realize errors in our ways and want to move the project forward in good faith

JK – 117,000 square feet, 2-storey except for gymnasium
Existing site shown on plan, new high school found to west of site map
Public use for voting and after-school programs in gymnasium
Completed accessibility study, first run were very concerned regarding funding
Now, working with TH – feel better and have more options regarding funding for accessible and energy efficient desires for project

Low-hanging fruit will be taken care of/completed without need for variances

Amended variance application – by theme, holistic view of parts of whole

Appendix A.1: Elevator and Stairs
See Exhibit #1 AAB 17
HALL LANTERNS:

DM – motion to GRANT as proposed

MB – seconded

GL - opposed

WW - carried

Appendix A.2: Typical Stairs A, B, C, D, & E Handrails

See Exhibit #1 AAB 17, 18

OUTER HANDRAILS – TIME VARIANCE (5-10 YEARS):

Not continuous, not proper extensions, will replace over time not possible to provide extensions

MB - Plan in place for stairwells?

JK – center stairwells, these are the main stairwells first, then secondary hall stairways

WW – cost?

JK - \$15,000 for all wall sides to \$60,000

AH – budget constraints change year to year, national, state, town level, seeing this going forward, possible money from operating budgets

JK – town will need capital budget as time goes on

MB - motion to GRANT full relief on interior handrails based on technical infeasibility

GL – seconded

WW – carried

MB – motion to GRANT time relief for installation of compliant wall mounted handrails, on condition of time frame plan, all to be replaced September 1, 2023

MB –amended six year time variance for all five stairwells, in sequence with available funds

GL – seconded

WW – carried

Appendix B. Classroom Work Areas, B.1, STEM Classroom 167 (Variance 12.4) TIME Variance

See Exhibit #1 AAB 19

JK - 5 issues of sinks that affect 10 classrooms

Grades 5-8

Appendix B. Classroom Work Areas, B.2, Life Skills Classroom 174

See Exhibit #1 AAB 19

Appendix B. Classroom Work Areas, B.3, General Purpose Classrooms (Variance 12.4)

See Exhibit #1 AAB 19

JK – non-compliant sinks and counters, not used in curriculum in these rooms

Appendix B. Classroom Work Areas, B.4, General Science Classrooms (Variance 12.4)

See Exhibit #1 AAB 19

Appendix B. Classroom Work Areas, B.5, First Floor Music Classroom 122 (Variance 12.4)

See Exhibit #1 AAB 19

AH – STEM evolved into project based work, computer work, construction – building lab

MB – motion to GRANT TIME variance on STEM Classroom

MT – seconded

CS - opposed

WW – carried

B.2 will be accessible – No variance needed

B.3

MB – motion to GRANT on non-use of those in classroom

CS – seconded

WW – carried

B.4

MB – motion to GRANT as proposed with written policy to Board by March 1, 2013

DM - seconded

WW - carried

B.5

MB – motion to GRANT as proposed excessive cost without substantial benefit

MT – seconded

WW – carried

Appendix C. Exterior Doorways, C.2 Exterior Doors Typical Variance 26.5; 26.6

See Exhibit #1 AAB 22

JK - egress only, not regular passage doors, no hardware on exterior, held open by instructors

AH – not a lot of maneuvering clearance because of two doors one after another

CS – most direct to soccer field?

JK – yes

CS – used a lot?

AH – approximately five times a day in good weather, only under teacher supervision

C1 – no variance needed

C2, Exterior Doors #022 and 025 Variance 26.6; 26.7

MB – motion to GRANT relief on top door due to technical infeasibility and excessive cost without substantial benefit, as all students are escorted in and out of building

DM – seconded

WW – carried

Appendix C. Exterior Doorways, C.3, Exterior Door #011

See Exhibit #1 AAB 23

C.3

MB – motion to GRANT relief as proposed

MT – seconded

WW – carried

Appendix C. Exterior Doorways, C.4, Egress Door Exterior Landings TIME Variance 5-10 years

See Exhibit #1 AAB 23, 24

Exterior doors #001, 002, 003, 006, 009, 011, 013, 019, 021, 022, 023, 024, 025, 029, 030

C.4 Variance 26.1.2

CS - #029 door within a year

MB – life-safety issue, mitigate sooner rather than later

Cost for all 15 doors = approximately \$75,000

AH – very quickly able to evacuate building under two minutes

Public access – front door and one that goes to high school Door #005 and #012
C.4

MB – motion to receive plan by April 1, 2013 prioritizing all doors list to be completed June 30, 2016 to be approved by Board, three year plan of 5 doors mitigated per year, they have flexibility to choose which doors each year

MT – seconded

GL – abstained

WW – carried

Appendix D, Interior Doorways, D.1, Typical Classroom/Corridor Doors Variance 26.6.3
49 doors

See Exhibit #1 AAB 25

Cost - \$588,000

D.1

MB – motion to GRANT as proposed due to excessive cost without substantial benefit

GL – seconded

WW – carried

Appendix D, Interior Doorways, D.2, Existing Double-Leaf Passage Doors

17 pairs of doors

See Exhibit #1 AAB 26

Cost - \$85,000

D.2

MB – motion to GRANT to extend relief on all doors as proposed for TIME variance except two doors gymnasium and one in cafeteria June 30, 2015

MT – seconded

WW – carried

Appendix D, Interior Doorways, D.3, Passage Doors at Admin. Wing Variance 26.6.3

See Exhibit #1 AAB 26

D.3

MB – motion to GRANT relief as proposed on the pull side doors in Admin area

MT – seconded

WW – carried

D.3 the other half

See Exhibit #1 AAB 26

MB – classroom used for?

AH – ideal location of classroom for in-school suspension room

Cost of all four - \$30,000 – motion above and this motion

MB – motion to GRANT based on use of classroom

GL – seconded

WW – carried

MB – motion for nurse’s room door either mitigate structurally or automatic door opener by June 30, 2015
MT – seconded
WW – carried

Appendix D, Interior Doorways, D.4, Music Practice Room Doors 122A, 122B, Office/Music Room 122C

See Exhibit #1 AAB 27

Two practice rooms and an office also used as practice room

MB – what is in office? Piano?

JK - 28 inch doors, there is a desk in the office, piano in main room

AH – soundproofing, unsure, closing doors, I don’t hear much when I walk by
Music room/office used afterschool, teacher in office during the day

CS – motion to DENY full relief and ask that search for another way to accommodate students rather than office

MB – relocate office with music room?

AH – yes, possible

CS – withdraw motion

CS – motion to CONTINUE music practice room to have a better proposal by April 1, 2013

MB – seconded

AH – By April 1, 2013

WW - carried

Appendix D, Interior Doorways, D.5, Typical Interior Door Hardware, Variance 5-10 years
See Exhibit #1 AAB 27

MB – motion to GRANT as proposed

MT – seconded

WW – carried

Appendix E, Public Toilets, E.1, First Floor South Toilet Rooms
See Exhibit #1 AAB 29

Single use toilet rooms wall clearance #133 (single user) 16 ½ not 18 as required ADDITIONAL VARIANCE 30.7.2

RG – motion to GRANT as proposed

MT – seconded

WW – carried

Appendix E, Public Toilets, E.2, First Floor North Toilet Rooms, Variance 30.2, 26.00
See Exhibit #1 AAB 29

Cost \$60,000

Distance to accessible toilets from auditorium? *See Exhibit #1 AAB 29* 215 feet and 185 feet

CS – motion to GRANT as proposed

MT – seconded

GL – agreed with signage

MB – opposed

CS – opposed

WW – carried

Appendix E, Public Toilets, E.3, Gymnasium Lobby Toilet Rooms – COMPLIANT not Variance Request

See Exhibit #1 AAB 30

Appendix E, Public Toilets, E.4, Girls' Locker Room Toilet TIME Variance 5-10 years 30.1; 26.00

See Exhibit #1 AAB 30

Appendix E, Public Toilets, E.5, Boys' Locker Room Toilet

See Exhibit #1 AAB 30

E.4, E.5 Time Variance

MB – motion to GRANT relief as proposed on locker room and locker room bathrooms

GL – seconded

WW – carried

Appendix E, Public Toilets, E.6, Second Floor South Toilet Rooms

See Exhibit #1 AAB 31

Appendix E, Public Toilets, E.7, Second Floor North Toilet Rooms

See Exhibit #1 AAB 31

Cost - \$60,000

E.6, E.7

MT – motion to GRANT as proposed

GL – seconded

WW – carried

Appendix F. Drinking Fountains, F.1 Corridor Drinking Fountains Variance 36.4, 36.5

See Exhibit #1 AAB 33

F.1

GL – motion to GRANT as proposed

MT – seconded

WW – carried

Appendix F. Drinking Fountains, F.2 - No Variance Needed

See Exhibit #1 AAB 33, 34

Appendix G. Locker Rooms, G.1, Lockers - No Variance Needed

See Exhibit #1 AAB 35

Appendix G. Locker Rooms, G.2, Showers – No Variance Needed

See Exhibit #1 AAB 35

Appendix G. Locker Rooms, G.3, Locker Room Vestibule Doors to Corridor

See Exhibit #1 AAB 35, 36

Vestibule issue each door have 48" beyond (8 feet), do both doors open with opener?

MB – motion to GRANT 25.3 as proposed with condition

MT – seconded

WW – carried

Appendix G. Locker Rooms, G.4, Locker room Vestibule Doors to Gym

See Exhibit #1 AAB 36, 37

MB – motion to GRANT as proposed

MT – seconded

WW – carried

Appendix H. Auditorium, H.1, Interior Auditorium Entry Doors – No Variance Needed (29.2.3 maybe they'll ask for variance – argument for technical infeasibility, we voted for them)

See Exhibit #1 AAB 38

MB – motion to GRANT due to technical infeasibility

MT – seconded

WW – carried

Appendix H. Auditorium, H.2, Corridor 3-1 North Entry Door to Auditorium Variance 26.4; 26.5; 26.6.4

See Exhibit #1 AAB 38

MB – motion to GRANT as proposed push side landing relief

MT – seconded

WW – carried

Appendix H. Auditorium, H.3, Auditorium Stair Handrails – NO Variance Needed

See Exhibit #1 AAB 39

Appendix H. Auditorium, H.4, Accessible Seating, Variance 14.2, 14.3, 14.4 5-10 years

See Exhibit #1 AAB 39

MT – with companion seats?

JK – yes

5 armless seats installed in 2006

No wheelchair seats

Cost - \$50,000

CS – wheelchair users?

AH – 7

MB – motion to CONTINUE the auditorium conversation provide plan to Board for review and approval April 1, 2013 for your time frame of 5-10 years

CS – seconded

WW – carried

Appendix H. Auditorium, H.5, Access to Performing Areas, TIME Variance 14.6, 5-10 years

See Exhibit #1 AAB 39, 40

To install lift from auditorium to stage

There is access to stage outside the auditorium (alternate route)

MB – motion to GRANT as proposed compliant route to stage for 5-10 years

MT – seconded

WW – carried

Appendix H. Auditorium, H.6, Auditorium Entry Ramp, Variance 24.4; 24.5

See Exhibit #1 AAB 40

CS – motion to GRANT as proposed

MB – seconded

WW – carried

- 30.) **FOLLOWUP:** MOTION TO ACCEPT PAST MINUTES FROM MEETINGS in December –
December 3 AND 17, 2012

CS – motion to ACCEPT minutes and AMENDED minutes from December 3 and 17, 2012

MT – seconded

WW - carried

- End of Meeting -